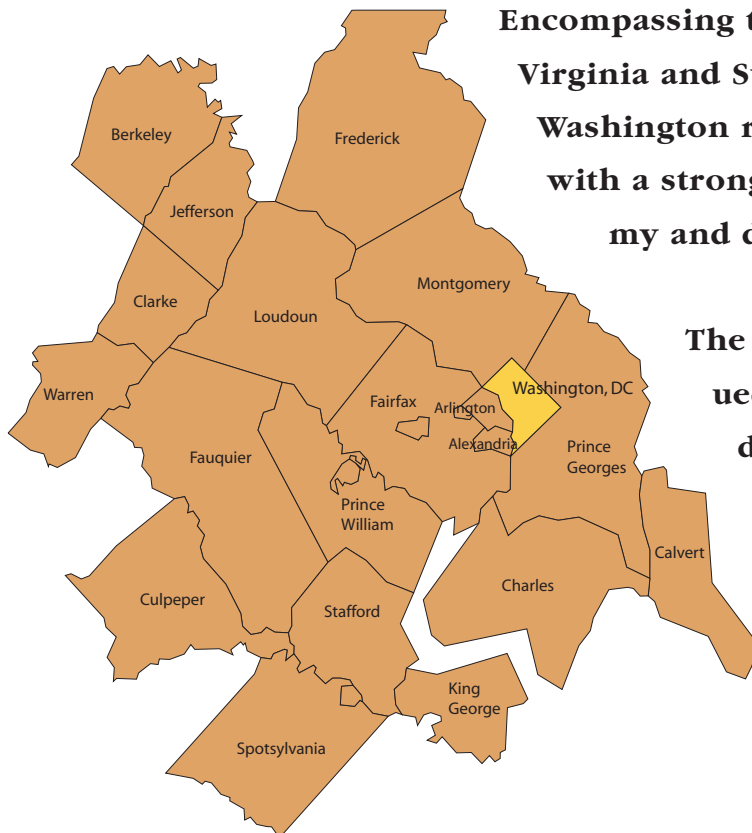


Overview



OVERVIEW



Encompassing the District of Columbia, Northern Virginia and Suburban Maryland, the greater Washington region is a world-class metropolitan area with a strong business environment, resilient economy and diverse population.

The Greater Washington region has continued to experience economic progress evidenced by employment, – the only major metro area to experience job growth in 2002, population – adding nearly 250,000 new residents since 2000 and billions of dollars worth of real estate investment.

Greater Washington Area Statistics

Number of Jurisdictions in Region	21
Population (2002)	5,673,388
Population Growth since 2000	+245,000
Median Household Income	\$73,866

Gross Regional Product	\$272 billion
Annual Employment Growth	+10,100 jobs
Unemployment Rate (2002)	3.6%
Number of Associations	5,397
Workforce Employed by Federal Gov't	11%
Federal Gov't Procurement in Region	\$31.4 billion

Class A Office Vacancy Rate (2002)	9.2%
Class A Office Rental Rate PSF (2002)	\$31

Number of Colleges & Universities	41
Population with Bachelor Degree or Higher*	42%

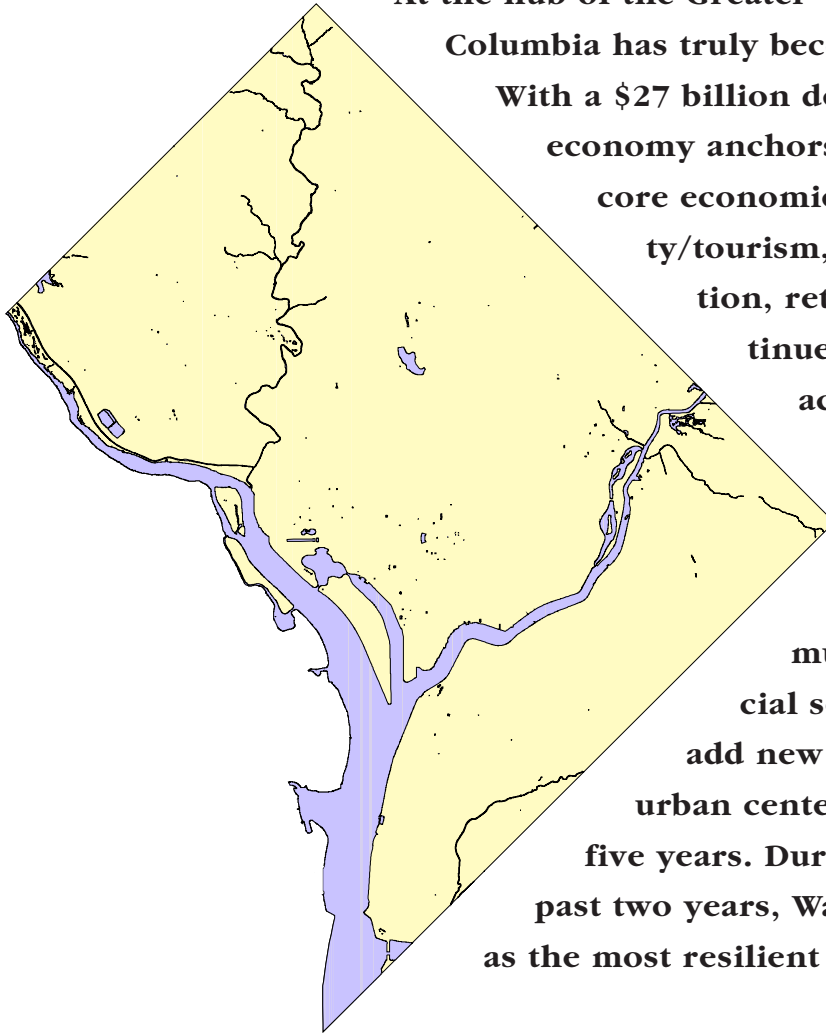
*Over 25 years of age

Source: Greater Washington Initiative (region covered is different from PMSA)



At the hub of the Greater Washington region, the District of Columbia has truly become the “reason for the region.”

With a \$27 billion development dynamic, the District’s economy anchors the region and beyond. Our core core economies – federal government, hospitality/tourism, colleges and university, construction, retail and professional services – continue to expand while other economies across the nation are contracting.



New economies are emerging to help sustain Washington’s growth, such as media and communications, technology and financial services. Washington continues to add new jobs to its economy, one of the few urban centers in America to do this in the past five years. During the economic hardships of the past two years, Washington’s economy has emerged as the most resilient in the country.

Continued political stability and financial responsibility have led to a renewed public confidence in the District.

Fast Facts About Washington, DC

Population	570,042
Flower	American Beauty rose
Tree	Scarlet Oak
Bird	Wood Thrush
Motto	Justitia omnibus (Justice to all)
Entered the Union	Feb. 21, 1871 (as a city)
Origin of Name	named after Columbus
Land Area	61 sq. mi.
Water Area	7 sq. mi.

Source: Historical Society of Washington, DC/Census



Chronology of the District of Columbia

1608 Jun	Captain John Smith travels up the Potomac River and reaches the small falls above the Anacostia River. He tells of a large Native American village (Nacochtanke or Nacostan).	1961 Mar	The 23rd Amendment to the Constitution gives District residents the right to vote for President.
1751 May	City of Georgetown is chartered.	1967 Feb	The Washington Metropolitan Area Transit Authority is created through a compact between the District of Columbia, Maryland and Virginia.
1791 Nov	The first student, William Gaston, of North Carolina is admitted to Georgetown College.	1970 Sept	Public Law 91-405 gives District residents the right to elect a non-voting Congressional delegate to the U.S. House of Representatives.
1800 Dec	The federal capital is transferred from Philadelphia to the site on the Potomac River now called the City of Washington, in the territory of Columbia.	1971 Sep	The Washington Senators play final game in the District of Columbia (moved to Texas)
1802 Jun	The City of Washington is chartered.	1973 Dec	Congress approves the District of Columbia Self-Government Reorganization Act, P.L. 93-198 (Home Rule), which establishes an elected mayor and a 13-member council.
1814 Aug	During the War of 1812, British troops burned the city and the White House.	1975 Jan	Mayor Walter Washington and first elected council take office.
1812	Columbia College of Washington is founded (future George Washington University).	1976 Mar	The first segment of the Metro rail Red Line opens.
1846 Jul	Congress passes a law returning the city of Alexandria and Alexandria County to the state of Virginia.	1978 Aug	Congress approves the District of Columbia Voting Rights Amendment, giving District residents voting representation in the House and Senate. The proposed constitutional amendment was not ratified by the necessary number of states (38) within the allotted seven years.
1846 Aug	Congress charters the Smithsonian Institution under the terms of the will of John Smithson of London, England.	1978 Nov	Marion S. Barry, Jr. is elected as mayor.
1859 Nov	Washington Nationals ballclub is founded in the District of Columbia (name changed to Senators in 1899).	1984 Oct	The District enters the municipal bond market.
1862 Apr	Congress abolishes slavery in the federal district (the City of Washington, Washington County and Georgetown). The action predates both the Emancipation Proclamation and the adoption of the 13th Amendment to the Constitution.	1991 Jan	Mayor Sharon Pratt Dixon, the first woman mayor, takes office.
1867 Mar	Congress charters Howard University.	1994 Nov	Marion S. Barry, Jr. is re-elected as mayor.
1871 Feb	Congress establishes a territorial form of government for the District of Columbia.	1995 Apr	President Clinton signs the law creating a presidentially appointed District of Columbia Financial Control Board and a mayorially appointed Chief Financial Officer.
1887	Catholic University is founded	1999 Jan	Mayor Anthony Williams takes office.
1893	The American University is founded.	1999 Mar	Congress passes P.L. 106-1, the District of Columbia Management Restoration Act of 1999, returning control of nine major city agencies to the Mayor.
1895 Feb	Congress incorporates Georgetown into the City of Washington.		
1912 Mar	Mrs. William Howard Taft plants the first cherry tree on the Tidal Basin (gift from the mayor of Tokyo).		
1937 Sept	The Washington Redskins plays their first game in Griffith Stadium.		

Source: Historical Society of Washington, DC

Washington, DC by the Numbers is a compendium of facts, data and research compiled to be used as a resource for information about the District of Columbia. The book focuses on nine main sectors: employment/workforce, core industries, population/demographics, real estate, development, transportation, taxes and revenue and tourism.

Below is a brief summary highlighting some of the data.

Employment/Workforce/Core Economies

- Washington, DC has remained a resilient economy, helped by the presence of the Federal government. However, DC's private industry accounts for over 65% of the workforce
- There are three Fortune 500 companies headquartered in Washington, DC: Fannie Mae, Danaher and PEPCO. In addition the District of Columbia is home to more association headquarters than any other US city
- It is expected that in the next twenty years, the District of Columbia will add over 150,000 new jobs, continuing the strength of the city's business community
- The following employment sectors are highlighted: construction and mining, government, information technology, manufacturing, finance, education and health, professional and business services, leisure and hospitality and trade, transportation and utilities

Demographics

- District residents have an average household income of over \$74,000
- Almost 40% of District residents have graduated from college or have some post-graduate experience
- District households are linked to the information superhighway, with over 50% having access to the internet
- In the next twenty years, it is expected that the District of Columbia's population will increase by over 120,000 residents

Real Estate and Development

- 3rd largest office market in the country
- 6.7% office vacancy rate, the lowest in the U.S.
- Over 6.7 million sq. ft. of office space under construction/renovation (49.8% pre-leased)
- Over 34,000 units of housing recently completed, under construction, or in planning
- \$7.5 billion in taxable retail sales annually
- 1,440 hotel room under constructions; over 4,000 new rooms proposed
- 2.8 million sq. ft. of retail space under construction or planned

Tourism

- 18.6 million visitors annually
- 25,741 hotel rooms with a 79.4% occupancy rate
- The new Washington Convention Center is the 6th largest in US

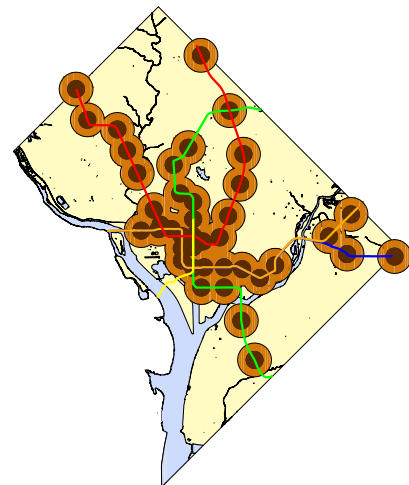
Taxes & Revenue

- DC's bond rating was recently upgraded
- District has accumulated a substantial cash reserve

Transportation

- WMATA operates the 2nd largest rail transit system and the 5th largest bus network in the United States

Map Showing Proximity to DC Metrorail stations



*Inner ring represents a five minute walk, outer ring represents a ten minute walk
SOURCE: DC Office of Planning